



AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:
NEW BILL

Bill No. 2006-68 Adopts the Union Park Design Standards and integrates them into other provisions that pertain to the Downtown Overlay District. Sponsored by: Mayor Oscar B. Goodman

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will adopt the Union Park Design Standards and integrate them into the Downtown Centennial Plan and other provisions that pertain to the Downtown Overlay District. The essential provisions of the Design Standards were approved by the Planning Commission on October 5, 2006.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2006-68

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

SCOTT ADAMS, Director of the Office of Business Development, commented that this matter is related to Item 5, and it is companion to two items that were brought to and approved by the Council. The subdivision plan was approved for Union Park. This bill adopts a new set of urban design standards for the development of each block in Union Park.

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RITA BRANDIN, Project Manager for Newland Communities, gave a brief overview on the design standards, which set forth specific criteria for developers in the context of an urban mixed-use character. That criteria has been specifically designated in four sections. It talks about Union Park being part of the broader development area; such as World Market Center and the Chelsea Outlet Center. The Standards narrow down the requirements for individual developers with regards to streetscapes and pedestrian areas. A fourth section delineates block-by-block development and land uses. Additionally, the design guidelines set forth the design-review-committee process, whereby the five-member committee will take the developer through the various submittals prior to going through the Planning Commission and City Council processes. In essence, this committee process provides guidance.

TOM McGOWAN, Las Vegas resident, appreciated the presentation, but countered that it was incomplete. He asked about the inclusion of green buildings and any efforts to make sure the fire department has access to buildings that might not conform to traditional design and architecture. He questioned the cost of a single piece of equipment to fight a fire at these modern buildings. With regard to the design requirements, MS. BRANDIN indicated that developers will have to adhere to LEED standards, which will be verified through submittals and appearances before the design review committee. As far as fire safety, MR. ADAMS commented that the master plan of the area includes a fire station in Block P. Every building will have to undergo review to ensure the standards are met. Any issues that arise must be resolved during the process.

MR. McGOWAN remarked that the process discussed is a step-by-step process that takes a cautious approach. Since there is nothing permanent for review, the Recommending Committee is being asked to approve a largely undisclosed item. He noted that it is important for everybody to understand that government takes everything step-by-step and must scrutinize everything.

COUNCILMAN ROSS referred to the land use plan and mentioned that this bill adopts the building design standards. He verified with MS. BRANDIN that there is current interest in all the lots. He then asked if there is flexibility in the uses, to which MR. BRANDIN responded that the plan is to work with the developers on a block-by-block basis. Developers may request variances to design the standards, but Newland would prefer to stay true to the mixed-use standards in place.

COUNCILMAN ROSS felt comfortable that Newland is moving in the same direction as the City, while keeping the public aware of the efforts, guidelines and plans.

MR. McGOWAN interjected that the public was not involved in this process and might oppose the plan later. COUNCILWOMAN TARKANIAN noted that public meetings were held.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.